

**PROCEEDINGS OF THE CITY COUNCIL OF THE CITY OF CORALVILLE,  
JOHNSON COUNTY, IOWA SUBJECT TO THE APPROVAL BY THE CORALVILLE  
CITY COUNCIL AT A SUBSEQUENT MEETING**

A Regular Meeting of the City Council of the City of Coralville, Johnson County, IA was held at City Hall, 1512 7<sup>th</sup> Street on Tuesday, March 26, 2019 with Mayor John A. Lundell presiding and was called to order at 6:30 PM Live and recorded webcasts of Coralville City Council Meetings are available online at [www.coralville.org/coralvision](http://www.coralville.org/coralvision).

The following Council Members were present: Foster, Gill, Dodds, Goodrich. Absent: Gross.

The following staff was present: City Attorney Don Diehl; City Attorney Kevin Olson; City Administrator Kelly Hayworth; Assistant City Administrator Ellen Habel; City Engineer Dan Holderness; Building & Zoning Official Jim Kessler; Director of Finance Tony Roetlin; Police Chief Shane Kron; Water Superintendent Kevin Callahan; Fire Chief Orey Schwitzer; Communications Specialist Jon Hines; City Clerk Thorsten J. Johnson.

Motion by Gill, seconded by Goodrich to approve the agenda. Motion carried.

Votes are 4 Ayes and 1 Absent for Motions, Resolutions and Ordinances unless otherwise noted.

Mayor John A. Lundell noted Councilperson Mitch Gross would be a few minutes late.

Lundell proclaimed April 2, 2019 as "National Service Recognition Day." Alex Linden and with AmeriCorps VISTA and the Shelter House and Community Engagement Manager Kaily Hoard with the Shelter House accepted the proclamation. Linden thanked the Mayor and Council for having them there and recognizing what they do. Linden introduced everyone else with at the meeting from AmeriCorps and noted Hailey Franzen also worked with them but could not make it to the meeting tonight. Linden noted he graduated from the University of Iowa in May with a degree in biochemistry but he ended up volunteering and eventually being employed by the Shelter House, because he realized civil service and being engaged in your community is important. Linden explained VISTA stands for Volunteer in Service to America and he feels he is truly serving his country and local community as part of AmeriCorps VISTA and it has taught him life lessons he will carry on into the future.

Gross arrived at 6:34 PM. Votes are now 5 Ayes and for Motions, Resolutions and Ordinances unless otherwise noted.

There were no citizen comments.

**LOT 1, CEDARS FOURTH ADDITION ~ PUBLIC HEARING**

Building & Zoning Official Jim Kessler reported this rezoning is for a 6.88-acre lot north of Heartland Drive and west of the Mercy complex and Taco Bell to C-PUD 2 in order to build a 52,967 sq. ft., 40-bed, two-story rehabilitation hospital. Greg Thomas with Kindred Healthcare noted Mercy Iowa City in partnership with Kindred Healthcare are building a rehabilitation hospital that will provide an environment of intensive therapy which helps a patient go home sooner with a minimum of three hours a day therapy and daily access to physicians, special training and rehab which leads to a higher recovery rate, education and training so the patient can return home and maintain maximum independence. They specialize in treating strokes, neurology, neurological rehabilitation, orthopedic rehabilitation and general rehabilitation needs of acute patients who require up to 28 days of care at a time. Thomas stated they look forward to building and opening their facility in Coralville. Gross asked how many jobs this project will provide. Casey Greene with Mercy Iowa City responded there will be 200 construction jobs and the facility will have 150 full time employees which will include physicians, therapists and RNs. They will be allocating 40 beds from Mercy Iowa City to this facility so they will not increase the bed count in Johnson County. This facility is meant to serve a 10-county area in southeastern Iowa with the purpose of moving patients from an inpatient facility to their rehabilitation facility and get them back on their feet. Green stated this is something Mercy Iowa City has not done before, which is why they are partnering with Kindred Healthcare. This will be similar to

Kindred's 50-unit rehabilitation hospital in Clive, Iowa which is the first one in the state. Matt Manning, AIA noted his firm, ESA, specializes in healthcare design and they work all over the country with an emphasis in the southeast. They have had 10-12 years of experience with rehabilitation hospitals and have been involved with designing 20 facilities over that time. They are using the best practices from those in this facility and emphasizing integrating patients into the community in their design. The facility will have 117 parking spaces with visitor parking in the front and staff parking around the side and back. The primary entrance is on the southside. They will remove one of the five curb cuts on the north side of the roundabout and utilize the remaining unused cut as their entrance. There will be a fire loop around the two-story building. The service entrance will be in the back and a screened wall that hides equipment and matches the building. There will be an outdoor therapy area and garden in the back with several amenities for patients. The gym and administrative spaces will be on the right side of the building and the patient rooms will be on the left side. Manning also showed the landscaping and buffering design. Councilperson Tom Gill noted he is very pleased with the project and that it is in Coralville. Councilperson Jill Dodds noted she spent a lot of time at Mercy Iowa City in various departments recently and was happy with their service. Dodds wanted to know if the patients will have private rooms to help mitigate disease transmission. Manning responded yes, the patients will have private rooms with handicap accessible bathrooms and features where the patient can thrive and get better. The facility will have its own medical director and staff and the patient's doctors in the community will be able to visit and monitor their progress. Manning added in the cafeteria patients and their care givers will be able to eat and interact with each other in order to foster relationships and create a support network. Manning showed the elevations and noted the materials comply with the local code. Manning noted the ambulances will mostly be used to transport patients from other facilities so they will park in the front and patients will use the same entrance as visitors so they feel more comfortable. The windows in the private rooms are generous so patients can get as much light as possible. Lundell asked what their construction schedule is. Thomas responded they will break ground right after approval at the next meeting if the council approves collapsing the second and third readings of the ordinance. There will be an 11-month construction period with a move-in month that includes training staff and forming procedures. The Planning & Zoning Commission voted 5-0 to recommend the Council approve the rezoning of Lot 1, Cedars Fourth Addition from C-2 to C-PUD 2.

Lundell declared this the time for a public hearing on rezoning Lot 1, Cedars Fourth Addition from C-2 to C-PUD 2, and the PUD-B Site Plan. There were no public or written comments. Lundell closed the public hearing.

**ORDINANCE NO. 2019-1002** An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 664, as previously amended, rezoning certain property located within the corporate limits of the City of Coralville, Johnson County, Iowa, and generally known as Lot 1, Cedars Fourth Addition from C-2, Arterial Commercial District, to C-PUD 2, Commercial Planned Unit Development Two District, was introduced by Foster, seconded by Gross for 1<sup>st</sup> consideration. A roll call vote was taken. Motion carried.

### **IOWA RIVER LANDING PARKVIEW ~ PUBLIC HEARING**

Building & Zoning Official Jim Kessler reported the original plan was for 7 lots but it has been changed to 6 lots. Lots 1-4 are all three-story residential apartment houses with Lot 1 having a 42-unit building, Lot 2 having a 54-unit building, Lot 3 having a 70-unit building and Lot 4 having a 36-unit building. All of the buildings will have underground parking that will have one space per apartment unit. Iowa River Landing will be a public street and connect to Quarry Lane and there will be a private egress road for emergency access only between the development and Von Maur. Outlot A will be a City-owned public park. Outlot B has a City storm water pump station and bio-retention cell. Lots 5 and 6 will be a separate development that will be a 55 and older independent living complex. Lot 5 will have a two five-story wings with 120 units connected by a two-story main access and Lot 6 will have another five-story building with 50-units. These buildings will have a connected underground parking facility for both lots and have two entrances. The emergency access road will be blocked off for public use but that is still being worked on. Kessler added this will be developed in phases and the first phase will be Lot 1 with the partial extension of Iowa River Landing Place and Quarry Lane and he showed them the plat map. Kessler showed rendering of the apartment buildings which will all be the same design with different sizes. Some of the 1<sup>st</sup> floor

apartments will have direct access to patios. The Planning & Zoning Commission voted 5-0 to recommend the Council approve the rezoning of Iowa River Landing Parkview from C-2 to R-PUD 1.

Lundell declared this the time for a public hearing on re-zoning Auditor's Parcel 2018111; part of Outlot B, Iowa River Landing, Part Five; and part of Outlot C, Coralville Hotel & Conference Center First Addition; from C-2 to R-PUD 1, and the PUD-A Site Plan for IRL Parkview. Brian Boelk with Axiom Consultants offered to answer any questions. Dodds asked about the two-story enter of the Lot 5 building. Boelk explained it contains the main lobby and shared amenities. There were no further public or written comments. Lundell closed the public hearing.

After the ordinance was read, Lundell asked what the process will be with the other lots. Olson explained the Council will have to approve the plats and site plans for each phase of the development, but there will be no other rezonings.

**ORDINANCE NO. 2019-1003** An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 664, as previously amended, rezoning certain property located within the corporate limits of the City of Coralville, Johnson County, Iowa, and generally known as Auditor's Parcel 2018111; Part of Outlot B, Iowa River Landing, Part 5; and Part of Outlot C, Coralville Hotel & Convention Center First Addition; from C-2, Arterial Commercial District, to R-PUD 1, Residential Planned Unit Development One District, was introduced by Gross, seconded by Gill for 1<sup>st</sup> consideration. A roll call vote was taken. Motion carried.

#### **REDHAWK ~ PUBLIC HEARING**

Building & Zoning Official Jim Kessler reported this will change the land use to Medium Density Residential Use for a 22.91-acre lot north of the Iowa Medical Classification Center and west side of Coral Ridge Avenue, which will allow the development of a multi-family complex comprised of ten 36-unit buildings, a clubhouse and swimming pool on the 22.91-acre lot. The rest of the area will remain Corridor Commercial. Kessler noted, if this is approved the Council will still need to rezone the parcel. The Planning & Zoning Commission voted 5-0 to recommend the Council approve amending the Land Use of a 22.91-acre portion of SE1/4-SW ¼ Section 24-T80N-R7W from Corridor Commercial Use to Medium Density Residential Use.

Lundell declared this the time for a public hearing on amending the Land Use of a 22.91-acre portion of SE ¼ - SW ¼ Section 24-T80N-R7W from Corridor Commercial Use to Medium Density Residential Land Use. John Marner with MMS commended Kessler on doing a great job explaining the development and offered to answer any questions. Gill asked about access. Marner explained there will be a north south road on the east side of the development separating it from commercial lots to the east along Coral Ridge Avenue that will connect with Wheaton Road to the north and University Parkway to the south. There were no further public or written comments. Lundell closed the public hearing.

**ORDINANCE NO. 2019-1004** An ordinance amending the Coralville Community Plan to reflect certain property generally known as a 22.91-acre portion of SE ¼ - SW ¼ Section 24-T80N-R7W, Coralville, Iowa to be designated as Medium Density Residential Use in place of Corridor Commercial Use, was introduced by Gill, seconded by Dodds for 1<sup>st</sup> consideration. A roll call vote was taken. Motion carried.

#### **MULTIPLE PROPERTIES LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CORALVILLE SOUTH OF I-80, WEST OF 1<sup>ST</sup> AVENUE, NORTH OF 5<sup>TH</sup> STREET AND EAST OF 20<sup>TH</sup> AVENUE PLACE ~ PUBLIC HEARING**

Building & Zoning Official Jim Kessler reported this rezoning for multiple properties located within the corporate limits of the City of Coralville South of I-80, West of 1<sup>st</sup> Avenue, North of 5<sup>th</sup> Street and East of 20<sup>th</sup> Avenue Place from R-2 to R-1, R-3 to R-1 and R-3 to R-2. will make the primary type of existing housing in these areas compatible to current City zoning classifications. Kessler showed a map of the rezonings. Kessler stated 154 letters were sent out the owners of property being rezoned and only 34 of them are currently being used as duplexes. The bulk of the properties are being used as single-family homes zoned as R-2. Hayworth reported the old code allowed for progressive zoning so a R-2 property

could be used for either a single-family home or duplex, but now those uses are kept separate where single-family houses can only be built in R-1 and duplexes can only be built in R-2 unless it is a planned unit development. This has been worked on for over a year after the Council requested it during their last Goal Setting Session. Lundell asked for an explanation of the intent. Hayworth responded the intent is to preserve the neighborhood and the City's affordable single-family housing stock and to prevent single - family homes from being torn down and replaced with duplexes and triplexes. Gill added these are affordable 1950 and 1960 basic houses. Councilperson Meghann Foster noted these are good for young families and are within walking distance of parks and schools. Gill added this will help stabilize the neighborhoods. The Planning & Zoning Commission voted 5-0 to recommend the Council approve the rezoning

Lundell declared this the time for a public hearing on re-zoning multiple properties located within the corporate limits of the City of Coralville South of I-80, West of 1<sup>st</sup> Avenue, North of 5<sup>th</sup> Street and East of 20<sup>th</sup> Avenue Place from R-2 to R-1, R-3 to R-1 and R-3 to R-2. Resident Jeff Conner of 2004 20<sup>th</sup> Avenue Place requested his property be removed from this rezoning. Conner thinks removing his property from the list will not affect the goal of maintaining the neighborhood as several duplexes and high-density housing are near him. Conner feels his concerns and input are being minimized by rezoning all of these properties together. Conner understands as long as 60% of his home is never destroyed or altered the use of the house will remain the same for him and any future owner. Conner plans to stay at this house long term and doesn't want to worry about what happens if some disaster takes place, no matter how slim the chance. Conner doesn't believe the footprint and shape of his house will make a practical single-family home if he had to rebuild. The house was built in compliance with zoning at the time and now through no fault or input of his own that zoning is being changed. Lundell thanked Conner for his comments and thought he explained the rezoning and grandfathering of his property correctly. Gill noted he had a similar property that was damaged by fire and was able to rebuild it as is, so he believes if the building is maintained properly the odds of having over 60% of the fair market value of the structure destroyed is very low and the benefit for the City is for 40 years into the future. Olson added the grandfathering has been explained correctly and there are 34 duplexes being rezoned the same way. Councilperson Laurie Goodrich is comfortable with keeping Conner's duplex and the one next to him zoned as is. Gill thinks it is a bad idea after all the discussions the Council has had because a lot of the properties being rezoned will come off the list and end up being rebuilt as duplexes or apartments. Foster wondered about creating a process to exempt properties. Gross noted best planning practices state it is good to have consistency and continuity in neighborhoods. Goodrich pointed out this is the process for considering rezoning and exemptions and she appreciates Conner following it. City Clerk Thorsten J. Johnson reported three written objections were received from Dawn Oxley who owns 808 6<sup>th</sup> Avenue; Caleb Sherman who owns 805 and 810 6<sup>th</sup> Avenue and Parcel 1005253001; and Tim Simpson who owns 502 7<sup>th</sup> Avenue and 707 and 709 5<sup>th</sup> Street. Gill asked if there were written comments supporting the rezoning as he received a few. Johnson responded none were received by the City Clerk's office. Foster noted the Council has a list of the properties and there is still time to consider the ordinance as this is only the first of three readings. Olson stated letters were sent to everyone within 200 feet of the properties being rezoned as well as the owners of those properties both the Planning & Zoning Commission and City Council public hearings. Lundell closed the public hearing.

After the ordinance was read, Foster asked if they had heard from anyone else. Other than Mr. Conner and the three written objections Kessler heard from a duplex owner on 5<sup>th</sup> Street and Hayworth heard from a duplex owner in favor of the rezoning. Dodds asked how many of the written comments were duplexes. Johnson knew of one but was not sure about the others. Olson knew three were vacant lots. Gross offered to speak further with Conner and visit the site before the next meeting. Gill thinks this is a positive step not punitive to keep the area stable and maintain affordable single-family homes. Residents have commented they are tired of unmaintained duplexes. Gill noted the Council has discussed and studied this and they should stick with it as is.

**ORDINANCE NO. 2019-1005** An ordinance amending the Coralville Zoning Ordinance, the same being Ordinance No. 664, as previously amended, rezoning certain property located within the corporate limits of the City of Coralville, Johnson County, Iowa, and generally known as multiple properties South of I-80, West of 1<sup>st</sup> Avenue, North of 5<sup>th</sup> Street and East of 20<sup>th</sup> Avenue Place; from R-2, Two Family Residential District, to R-1, Single Family Residential District; from R-3, Mixed Housing Residential District, to R-1,

Single Family Residential District; and from R-3, Mixed Housing Residential District, to R-2, Two Family Residential District, was introduced by Dodds, seconded by Goodrich for 1<sup>st</sup> consideration. A roll call vote was taken, Ayes: Foster, Gross, Gill, Dodds. Nays: Goodrich. Motion carried.

### **BONDS**

#### **RESOLUTION NO. 2019-43**

Resolution authorizing and approving a Loan Agreement, awarding the sale, providing for the issuance of General Obligation Bonds, Series 2019A, and providing for the levy of taxes to pay the same, was introduced by Goodrich, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

### **AMENDMENTS TO URBAN RENEWAL AREAS**

Olson noted these amendments will add projects to the Mall and Highway 6 Urban Renewal Plan and Coralville Urban Renewal Plan and no property is being added to these areas. The consultations for both will be held at 2:00 PM on Thursday, April 11, 2019 and the public hearing will be April 23, 2019.

#### **RESOLUTION NO. 2019-44**

Resolution setting a date for consultation and a date for public hearing on Amendment No. 12 to the Coralville Amended and Restated Urban Renewal Plan for the Mall and Highway 6 Urban Renewal Area was introduced by Foster, seconded by Goodrich. A roll call vote was taken. Resolution declared adopted.

#### **RESOLUTION NO. 2019-45**

Resolution setting a date for consultation and a date for public hearing on Amendment No. 8 to the Coralville Amended and Restated Urban Renewal Plan for the Coralville Urban Renewal Area was introduced by Gross, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

### **IOWA RIVER LANDING IMPROVEMENTS 2019 PROJECT**

Lundell noted the public hearing is April 9, 2019 and the bid date for 11:00 AM April 9, 2019 and it is for utilities on E. 2<sup>nd</sup> Avenue between E. 7<sup>th</sup> Street and E. 9<sup>th</sup> Street.

#### **RESOLUTION NO. 2019-46**

Resolution setting a public hearing on the plans, specifications, estimate of cost and form of contract; ordering bids; setting a date for the receiving of said bids; and directing posting of the bid letting; all for the Iowa River Landing E. 2<sup>nd</sup> Avenue Utilities Improvements 2019 Project was introduced by Gill, seconded by Dodds. A roll call vote was taken. Resolution declared adopted.

### **STORM WATER SERVICES**

It was noted this agreement is not to exceed \$10,000.00. Goodrich thanked Storm Water Coordinator Amy Foster for all her hard work.

#### **RESOLUTION NO. 2019-47**

Resolution approving a Professional Services Agreement with Shive-Hattery, Inc. for storm water services was introduced by Dodds, seconded by Gross. A roll call vote was taken. Resolution declared adopted.

### **CONSOLIDATED TRANSIT FUNDING APPLICATION**

It was noted the public hearing will be April 23, 2019.

**RESOLUTION NO. 2019-48**

Resolution setting a public hearing on the City of Coralville Fiscal Year 2020 Iowa Department of Transportation Consolidated Transit Funding Application was introduced by Goodrich, seconded by Foster. A roll call vote was taken. Resolution declared adopted.

**TEMPORARY ACCESS EASEMENT**

**RESOLUTION NO. 2019-49**

Resolution approving a Temporary Access Easement for MidAmerican Energy Company related to the I-80 & I-380 Interchange Reconstruction was introduced by Foster, seconded by Gill. A roll call vote was taken. Resolution declared adopted.

**MOTION BY GILL TO APPROVE CONSENT CALENDAR items a-p inclusive:**

- a) Approve minutes for the March 12, 2019 Coralville City Council Regular Meeting.
- b) Approve Dance Hall License for the **American Legion Walter Johnson Post 721**: 04/01/2019-03/31/2020.
- c) Approve Dance Hall License for the **Brown Deer Golf Course**: 04/01/2019-03/31/2020.
- d) Approve Dance Hall License for the **Coralville Marriott Hotel and Conference Center**: 04/01/2019-03/31/2020.
- e) Approve Class C Liquor License with Sunday Sales with Outdoor Service and Sunday Sales for **Brown Deer Golf Course**: Eff. 04/12.
- f) Approve Class E Liquor License with Native Wine Permit and Sunday Sales for **Casey's General Store #2918**: Eff. 04/15.
- g) Approve payment to **MMS Consultants, Inc.** for Wetland Monitoring – Altmaier Subdivision Auditors Parcel 2006125 (#0116-134): \$4,350.00.
- h) Approve payment to **Four Winds Interactive, LLC** for hardware, software and services for the Coralville Marriott Redesign Project Phase 1:
  - i) Invoice #SIN191485 \$2,021.00
  - ii) Invoice #SIN191612 \$2,421.90
- i) Approve payment to **Forbes Industries** for 6 deluxe curved podiums for the Coralville Marriott Redesign Project Phase 1 (#262920): \$21,642.66.
- j) Approve payment to **Ferguson Waterworks #2516** for water meters (#0316959): \$17,939.60.
- k) Approve Pay Application #2 to **M. A. Mortenson Company** for Coralville Marriott Redesign Project: \$481,310.77.
- l) Approve Change Order #6 to **Langman Construction** for 1<sup>st</sup> Avenue Improvements – 6<sup>th</sup> St. to 9<sup>th</sup> St.: \$0.00 (Completion date change to May 24, 2019.)
- m) Approve Change Order #7 to **Langman Construction** for 1<sup>st</sup> Avenue Improvements – 6<sup>th</sup> St. to 9<sup>th</sup> St.: +\$53,071.69.
- n) Approve bid and purchase from **Truck Country of Cedar Rapids, IA** of one 2020 Freightliner 108SD to be used as a snow plow with 5-year warranty: \$82,604.00.
- o) Motion to approve the plans, specifications, estimate of cost and form of contract; ordering of bids; setting a date for the receiving of said bids; and directing posting of the bid letting for a Fire Truck with a triple combination pumper, 1,500 gallon per minute pump, hose body, booster tank and all other appurtenances: Estimate cost is \$550,000.00 and bids are due May 22, 2019.
- p) Approve Bill List for March 26, 2019.

Seconded by Dodds. A roll call vote was taken. Motion carried.

City Administrator Kelly Hayworth had nothing to report.

Mayor John A. Lundell noted this is Severe Weather Week and the Storm Warning Sirens will go off between 10:00 AM and 11:00 AM Wednesday. Lundell added he will attend school this week to become a certified Storm Spotter.

City Attorney's Don Diehl and Kevin Olson had nothing to report.

Councilperson Laurie Goodrich mentioned it is nice that it is Spring and Brown Deer Golf Course is now open.

Councilperson Jill Dodds asked if the City can look at its Sign Ordinance now that the budget process is over. Hayworth responded they can and he has a report from the group that was reviewing it.

Councilperson Tom Gill had nothing to report other than potholes are being filled.

Councilperson Mitch Gross apologized for being late. Gross is glad the City was proactive about its Massage Parlor Ordinance after reading an article about them in the Des Moines Register this weekend.

Councilperson Meghann Foster invited everyone to attend a Global Potluck being sponsored by the Coralville Community Food Pantry at the Library this Friday, March 29<sup>th</sup> from 5:30 PM to 7:00 PM. Foster thought this is a good way to celebrate the diversity of Coralville.

Motion by Gill, seconded by Gross to adjourn at 8:05 PM. Motion carried.

John A. Lundell, Mayor

Thorsten J. Johnson, City Clerk